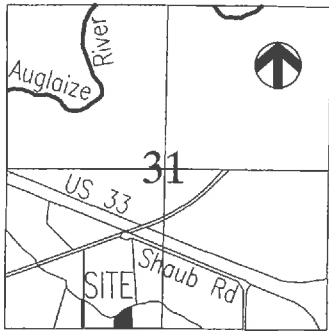


McDONALD SURVEY

Being a part of the Southwest Fractional Quarter of Section 31, Duchouquet Township,
Town-5-South, Range-6-East, Auglaize County, and is a 2.033 Acre parcel split
out of Permanent Parcel #B05-311-009-01



LOCATION



Canning Factory Rd
Section 31
Duchouquet Twp

City of Wapakoneta
Deed Vol OR 457, Page 1020
Parcel # B07-311-003-00

PUSHETA CREEK
N. 49°-40'-49" E.
149.85'

N. 67°-24'-41" E.
134.54'

Reference Pin
at 24.45' from
corner

PRIOR DEED
Mary J. & Eugene M. Middleton
Deed Vol OR 641, Page 915

2.033 ACRES
(0.247 Ac. R/W)

NOTES:

- 1) Reference is made to additional R/W for highway purposes acquired by the Auglaize County Engineer dated 6/14/2011 as recorded in Deed OR 605, Page 338, being a strip of land 40 feet in width on the North side of Canning Factory Road.
- 2) This survey is an adjustment to the road frontage to tract 3 as shown on the Adrian Koenig Survey Plat performed by James M. Kent dated October 8, 2003 as filed in Survey DUC-31-29.
- 3) Reference is also made to a prior survey by Kyle J. Binkley dated July 16, 2019 as filed in Survey Book T, Page 677, and a prior survey by Thomas Steinke for the City of Wapakoneta, dated January 16, 2002 as filed in Survey DUC-31-19.

Reference Pin
at 31.24' from
corner

Robert D. & Brenda J. Hughes
Deed Vol OR 698, Page 3987
Parcel # B05-311-009-03

Mary J. & Eugene M. Middleton
Deed Vol OR 641, Page 915
Parcel # B05-311-009-01

Public Lands Survey
call jog = 20 links

SE Corner
SW Fr 1/4
Sec 31
Duchouquet Twp

NE Corner
NW Fr 1/4
Sec 6
Pusheta Twp

former 25' R/W Line
Duchouquet Twp
Pusheta Twp

Reference Pin
at 25'

Reference Pin
at 40.07'

POB
(6.22')

267.51'
N. 89°-41'-58" W.

534.10'
N. 89°-41'-58" W.

CANNING FACTORY ROAD (C.R. #140)
South line of the Southwest Fractional Quarter of Section 31, Duchouquet Township

I do hereby Attest that this Survey and Plat as recorded
is a true and accurate representation of the measurements
taken under my direct supervision on the 2nd and 3rd day
of December, 2021.

Ted K. Schnell

Ted K. Schnell
Professional Engineer 51963 (Ohio)
Professional Surveyor 7216 (Ohio)

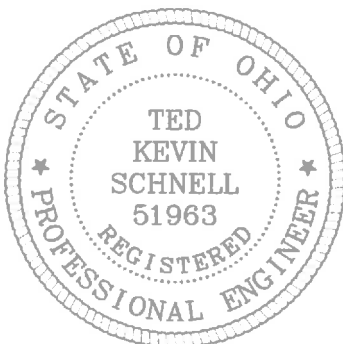
LEGEND

- Iron Pin (found)
- Iron Pin (set)
- ▲ Mag Nail (found)
- △ Mag Nail (set)
- ⊙ Gin Spindle (found)
- Monument Box (found)

SCALE



NOTE: The bearings used for this Survey were assumed such that the legal centerline of Canning Factory Road, County Road #140 (same being the South line of the Southwest Quarter of Section 31, Duchouquet Township) bears N. 89°-41'-58" W. and being consistent with the prior survey of record performed by James M. Kent, see Survey DUC-31-29, Auglaize County Engineer's Map Office.



Ted K. Schnell P.E., P.S.

913 Fieldstone Court Wapakoneta, Ohio 45895

MARK McDONALD
client

31
section

DUCHOUQUET
township

AUGLAIZE
county

OHIO
state

DEC 6, 2021
date



This Survey Plat and Description is Recorded in Survey Book
U , Page 577 , Auglaize County Engineer's Map
Office.

Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 230-7896
e-mail: kschnell7216@gmail.com



SURVEYOR'S DESCRIPTION 2.033 ACRE PARCEL

The following described parcel of land is a part of the Southwest Fractional Quarter of Section 31, Duchouquet Township, Town-5-South, Range-6-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Northeast corner of the Northwest Fractional Quarter of said Section 6, Pusheta Township, Town-6-South, Range-6-East;

Thence with a bearing of N. 89°-41'-58" W. along the South line of the Southwest Fractional Quarter of Section 31, Duchouquet Township, and the legal centerline of Canning Factory Road (County Road #140), for a distance of 534.10 feet to a Mag Nail (set) and the PLACE OF BEGINNING;

Thence continuing with a bearing of N. 89°-41'-58" W. along the South line of the Southwest Fractional Quarter of Section 31, Duchouquet Township, and the legal centerline of Canning Factory Road (County Road #140), for a distance of 267.51 feet to a Mag Nail (found) at the Southeast corner of permanent parcel #B05-311-009-03 as referenced by Deed Volume OR 698, Page 3987;

Thence with a bearing of N. 00°-17'-17" E. along the East line of said permanent parcel #B05-311-009-03 for a distance of 230.33 feet to a Point in the center of Pusheta Creek, and passing thru an Iron Pin (found) on the former 25 foot right-of-way line of Canning Factory Road (County Road #140) at a distance of 25.00 feet, and passing thru an Iron Pin (found) for reference at a distance of 199.09 feet;

Thence with a bearing of N. 69°-27'-10" E. and following the approximate centerline and confines of Pusheta Creek for a distance of 56.89 feet to a Point;

Thence with a bearing of N. 49°-40'-49" E. and following the approximate centerline and confines of Pusheta Creek for a distance of 149.85 feet to a Point;

Thence with a bearing of N. 67°-24'-41" E. and following the approximate centerline and confines of Pusheta Creek for a distance of 134.54 feet to a Point;

Thence with a bearing of S. 03°-37'-45" W. for a distance of 401.14 feet to a Mag Nail (set), and passing thru an Iron Pin (set) for reference at a distance of 24.45 feet, and passing thru an Iron Pin (set) on the Northerly right-of-way line of Canning Factory Road and at a distance of 361.07 feet, said Mag Nail (set) being the original PLACE OF BEGINNING.

(continued)

The above described Parcel of land containing in all 2.033 Acres of land, of which, 0.247 Acre being previously dedicated for highway purposes. The above described Parcel of land is also subject to any or all legal easements, reservations, or deed restrictions, if any, upon said premises.


Prior Deed References: Deed Volume: OR 641, Page 915.

This parcel is being split out of permanent parcel #B05-311-009-01.

The basis of bearings used for this description were assumed such that the legal centerline of Canning Factory Road (County Road #140) and the South line of the Southwest Fractional Quarter of Section 31, Duchouquet Township bears N. 89°-41'-58" W. and being consistent with the prior survey of record performed by James M. Kent per Survey DUC-31-29, Auglaize County Engineer's Map Office.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, on the 2nd and 3rd day of December, 2021. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office. See Survey Book U, Page 577.

Prepared By:



Ted K. Schnell
Professional Engineer 51963 (Ohio)
Professional Surveyor 7216 (Ohio)

